

2.103 Commercial Zones

A. The City of Woodburn is divided into the following commercial zones:

1. The Downtown Development and Conservation (DDC) zone is the community's retail core, providing for unique retail and convenient shopping
2. The Commercial General (CG) zone is the community's primary commercial area, providing for businesses requiring extensive land intensive outdoor storage and display of merchandise, equipment, or inventory.
3. The Commercial Office (CO) zone is intended primarily for office type development, with limited retail activity.
4. The Mixed Use Village (MUV) is intended to promote efficient use of land that promotes employment and housing through pedestrian-oriented development.
5. The Neighborhood Nodal Commercial (NNC) zone is intended to meet the shopping needs of nearby residents in a compact commercial setting

B. Approval Types (Table 2.103A)

1. Accessory Uses (A) are allowed outright, subject to the general standards of this Ordinance.
2. Conditional Uses (CU) may be allowed, subject to the general development standards of this Ordinance and conditions of Conditional Use approval.
3. Permitted Uses (P) are allowed outright, subject to the general development standards of this Ordinance.
4. Special Permitted Uses (S) are allowed outright, subject to the general development standards and the special development standards of Section 2.203.
5. Specific Conditional Uses (SCU) may be allowed, subject to the general development standards of this Ordinance, the specific standards of Section 2.204, and conditions of Conditional Use approval.

Uses Allowed in Commercial Zones Table 2.103A						
Use		Zone				
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)		DDC	CG	CO	MUV	NNC
A	Civic Uses					
1	Public administration, aquatic facilities, fire protection, government and public utility buildings and storage yards	P	P	P	P	P
2	Public and private schools, house of worship, civic and social organizations	P	P	P	P	P
3	Rights-of-way, easements and improvements for streets, water, sanitary sewer, gas, oil, electric and communication lines, stormwater facilities and pump stations.	P	P	P	P	P
B	Commercial Retail and Services					
1	Ambulance service	CU ³	CU ³	CU	CU ³	
2	Automotive maintenance and gasoline stations, including repair services	CU	CU ³		P ⁶	
3	Bakeries, delicatessens, grocery and convenience stores	P ⁷	P		P	P
4	Bowling, skating, movie and performing arts theaters	P	P		P	
5	Building material and garden equipment	P ⁵	P ⁵		P ⁵	P ⁵
6	Business services	P	P	P	P	
7	Computer, commercial, electric motor, precision equipment, industrial and home goods repair.	P ⁴	P ¹	P ⁴	P ⁴	
8	Contractors: a. Flooring and roofing b. Equipment and machinery c. Glass and glazing d. Masonry, drywall, insulation and tile contractors e. Other types of contractors		P ⁴	P ⁴	P ⁶	
9	Craft industries: a. Apparel manufacturing b. Leather manufacturing, furniture and related product manufacturing, including cabinets c. Sporting goods manufacturing d. Doll, toy and game manufacturing	S	S	S	S	S
10	Delivery services	S	S	S	S	S
11	Dry cleaning, laundry and self-service laundry service	P ⁷	P		S	P
12	Fitness and recreational sports	P	P	P	P	P

Uses Allowed in Commercial Zones
Table 2.103A

Use		Zone				
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)		DDC	CG	CO	MUV	NNC
13	Funeral home	P	P	P	P	P
14	Hospitals and ancillary uses		CU ³			
15	Hotels, motels and bed and breakfast inns	P	P	P		P
16	Office and office services and supplies	P	P	P	P	P
17	Other amusements, including ballrooms		P ¹			
18	Pawn, check cashing, payday loan and cash transfer	CU ⁷	P		P	
19	Printing, publishing, copying, bonding, finance, insurance, medical, data processing, social assistance, legal services, management, and corporate offices	P ⁷	P	P	P	P
20	Professional services	P	P		P	
21	Restaurants and drinking places	P ⁷	P	P	P	P
22	Retail trade offering goods and services directly to customers	P ⁷	P		P	P
23	Spectator sports		P ¹			
24	Taxidermist		CU ³			
25	Veterinary service		CU ³			
26	Wine and liquor	CU ⁷	P		P	
C	Industrial					
1	Charter bus, special needs transportation, transit system, school transportation, limousine service and taxi service		CU ³			
2	Heavy equipment and motor vehicle sales: a. Manufactured (mobile) home dealers b. Motor vehicle and parts dealers, including new car, used car, recreational vehicle, motorcycle, boat, parts and tire dealers c. Truck dealers, including new truck, used truck, parts and tire dealers d. Tractor, farm machinery and equipment dealers e. Farm, garden and landscaping supplies		CU ³			
3	Manufacturing of metal products, furniture and cabinets		P ⁴	P ⁶		
4	Motor freight transportation and warehousing, including local or long-distance trucking or transfer services, storage of farm products, furniture, other household goods, or commercial goods		CU ¹			

Uses Allowed in Commercial Zones
Table 2.103A

Use		Zone				
Accessory Uses (A) Conditional Uses (CU) Permitted Uses (P) Special Permitted Uses (S) Specific Conditional Uses (SCU)		DDC	CG	CO	MUV	NNC
5	Motor vehicle towing		CU ³			
6	Parking lots and garages	P	P	P		P
7	Recreational vehicle park		CU ¹			
D	Miscellaneous					
1	Facilities during construction	S	S	S	S	S
2	Fence or free-standing wall	A	A	A	A	A
3	Temporary outdoor marketing and special event: a. Arts and crafts b. Food and beverages, including mobile food services c. Seasonal sales of fireworks, Christmas trees, produce or plant materials d. Amusement rides and games e. Entertainment f. Any other merchandise or service which is neither accessory to a primary, permanent use of the property nor marketed by employees of that permanent use	S	S	S	S	S
E	Residential					
1	Attached single-family (row houses) dwellings	P	P ²		P	P
2	Child care facility, group home, and nursing home	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
3	One dwelling unit, in conjunction with a commercial use	P	P	P	P	P
4	Multiple-family dwellings	P	P	CU	P	P
1. Not allowed in the Gateway Overlay District 2. Only allowed in the Gateway Overlay District 3. Allowed outright if not within 200 ft of residentially zoned properties 4. Within a building, no outdoor storage or repair 5. All outdoor storage and display shall be enclosed by a 7' masonry wall. 6. Existing uses are allowed as a permitted use, new uses are not allowed in the MUV. 7. Drive-throughs are not allowed. 8. Child care facility for 13 or more children, group home for 6 or more persons						

C. Development Standards (Tables 2.103B-F)

Downtown Development and Conservation (DDC) - Site Development Standards				
Table 2.103B				
Lot Area, Minimum (square feet)			No minimum	
Lot Width, Minimum (feet)			No minimum	
Lot Depth, Minimum (feet)			No minimum	
Street Frontage, Minimum (feet)			No minimum	
Front Setback and Setback Abutting a Street, Minimum (feet)			Zero ¹	
Front Setback and Setback Abutting a Street, Maximum (feet)			10 ¹	
Side or Rear Setback, Minimum (feet)			No minimum ⁴	
Setback to a Private Access Easement, Minimum (feet)			No minimum	
Lot Coverage, Maximum			Not specified ²	
Residential Density (units per net acre)	Minimum	Row house		12
		Child care facility, group home, or nursing home ³		12
		Multi-family dwelling		No minimum
	Maximum	Row house		16
		Child care facility, group home, or nursing home ³		32
		Multi-family dwelling		No maximum
Building Height, Maximum (feet)	Primary or accessory structure	Outside Gateway subarea	35	
		Gateway subarea	40	
<div>1. This is a guideline, not a standard. A setback of up to 10 feet is permitted when occupied by pedestrian amenities (e.g., plaza, outdoor seating).</div> <div>2. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.</div> <div>3. Child care facility for 13 or more children, group home for 6 or more persons</div> <div>4. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.</div>				

Commercial General (CG) - Site Development Standards Table 2.103C	
Lot Area, Minimum (square feet)	No minimum
Lot Width, Minimum (feet)	No minimum
Lot Depth, Minimum (feet)	No minimum
Street Frontage, Minimum (feet)	No minimum

Commercial General (CG) - Site Development Standards
Table 2.103C

Front Setback and Setback Abutting a Street, Minimum (feet)				5 ¹
Side or Rear Setback, Minimum (feet)	Abutting RS, R1S, or RM zone			10 ⁴
	Abutting CO, CG, DDC, NNC, P/SP, IP, SWIR, or IL zone			0 or 5 ^{4,5}
Setback to a Private Access Easement, Minimum (feet)				5
Lot Coverage, Maximum				Not specified ²
Residential Density (units per net acre)	Minimum	Row house		12
		Child care facility, group home, or nursing home		12
		Multi-family dwelling	Stand-alone	12
			In mixed use development	No minimum
	Maximum	Row house		24
		Child care facility, group home, or nursing home		32
		Multi-family dwelling	Stand-alone	32
			In mixed use development	32
Building Height, Maximum (feet)	Primary or accessory structure	Outside Gateway subarea		70
		Western Gateway subarea		50
		Eastern Gateway subarea		40
	Features not used for habitation			100
1. Measured from the Special Setback (Section 3.103.10), if any				
2. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.				
3. Only allowed in the Gateway Overlay District				
4. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.				
5. A building may be constructed at the property line, or shall be set back at least 5 feet.				

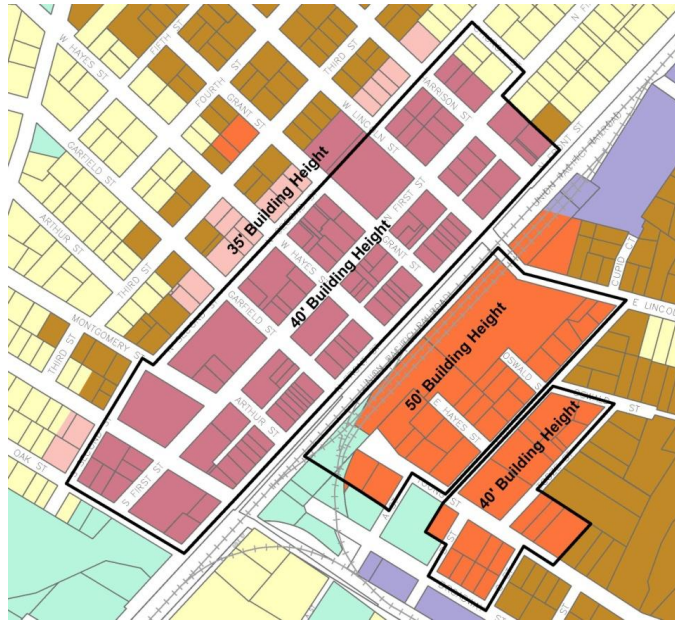


Figure 2.103A - Building Height Limits in the Gateway Subarea

Commercial Office (CO) - Site Development Standards Table 2.103D		
Lot Area, Minimum (square feet)	Nonresidential use	No minimum
	Residential use	Per Table 2.102E ¹
Lot Width, Minimum (feet)	Nonresidential use	No minimum
	Residential use	Per Table 2.102E ¹
Lot Depth, Average (feet)	Nonresidential use	No minimum
	Residential use	Per Table 2.102E ¹
Street Frontage, Minimum (feet)	Any use	No minimum
Front Setback and Setback Abutting a Street, Minimum (feet)		15 ²
Side or Rear Setback, Minimum (feet)	By-right use, group home, or government building	Abutting RS, R1S, RM, P/SP, or CO zone
		Abutting DDC, NNC, CG, IP, SWIR, or IL zone
	Conditional use except group home or government building	
Setback to a Private Access Easement, Minimum (feet)		5
Lot Coverage, Maximum		Not specified ³

Commercial Office (CO) - Site Development Standards Table 2.103D				
Residential Density (units per net acre)	Minimum	Child care facility, group home, or nursing home		12 ⁴
		Multi-family dwelling	Stand-alone	12
			In mixed use development	No minimum
	Maximum	Child care facility, group home, or nursing home		32 ⁴
		Multi-family dwelling	Stand-alone	No maximum
			In mixed use development	32
Building Height, Maximum (feet)		Primary or accessory structure		35
		Features not used for habitation		70
1. Site development standards for the RM zone				
2. Measured from the Special Setback (Section 3.103.10), if any				
3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.				
4. Child care facility for 13 or more children, group home for 6 or more persons				
5. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.				

Mixed Use Village (MUV) - Site Development Standards Table 2.103E			
Lot Area, Minimum (square feet)	Nonresidential use		No minimum
	Residential use		Per Table 2.102E ¹
Lot Width, Minimum (feet)	Nonresidential use		No minimum
	Residential use		Per Table 2.102E ¹
Lot Depth, Average (feet)	Nonresidential use		No minimum
	Residential use		Per Table 2.102E ¹
Street Frontage, Minimum (feet)	Any use		No minimum
Front Setback and Setback Abutting a Street, Minimum (feet)			0 – 15 recommended ²
Side or Rear Setback, Minimum (feet)	By-right use, group home, or government building	Abutting RS, R1S, RM, P/SP, or CO zone	10 ⁴
		Abutting DDC, NNC, CG, IP, SWIR, or IL zone	15 ⁴

	Conditional use except group home or government building		Per Table 2.102E ¹	
Setback to a Private Access Easement, Minimum (feet)			5	
Lot Coverage, Maximum (percent)			Not specified ³	
Residential Density (units per net acre)	Minimum	Row house	12	
		Child care facility, group home, or nursing home	12	
		Multi-family dwelling	Stand-alone	12
			Part of mixed use development	No minimum
	Maximum	Row house	32	
		Child care facility, group home, or nursing home	32	
		Multi-family dwelling	Stand-alone	32
			Part of mixed use development	32
Building Height, Maximum (feet)	Primary or accessory structure	35		
	Features not used for habitation	70		
1. Site development standards for the RM zone				
2. Measured from the Special Setback (Section 3.103.10), if any				
3. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.				
4. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.				

Nodal Neighborhood Commercial (NNC) - Site Development Standards Table 2.103F	
Lot Area, Minimum (square feet)	No minimum
Lot Width, Minimum (feet)	No minimum
Lot Depth, Minimum (feet)	No minimum
Street Frontage, Minimum (feet)	No minimum
Front Setback and Setback Abutting a Street, Minimum (feet)	Zero
Front Setback and Setback Abutting a Street, Maximum (feet)	10 ¹
Side or Rear Setback, Minimum (feet)	No minimum ³
Setback to a Private Access Easement, Minimum (feet)	No minimum
Lot Coverage, Maximum	Not specified ²

Nodal Neighborhood Commercial (NNC) - Site Development Standards
Table 2.103F

Residential Density (units per net acre)	Minimum	Row house	20
		Child care facility, group home, or nursing home	12
		Multi-family dwelling	19
	Maximum	Row house	No maximum
		Child care facility, group home, or nursing home	32
		Multi-family dwelling	No maximum
Building Height, Maximum (feet)		Primary or accessory structure	45

1. This is a guideline, not a standard.
2. Lot coverage is limited by setbacks, off-street parking, and landscaping requirements.
3. A house of worship shall be set back at least 20 feet from a property line abutting a residential zone or use.